

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING & JOINT PUBLIC MEETING*
7th FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, NOVEMBER 19, 2013
6:30 PM

Regular Meeting (6:30 PM & Followed immediately by the Joint Public Meeting)

Request for Authorization:

1. **Amend Lease Agreement between City of Stamford and Soundwaters regarding The Holly Mansion at Cove Island Park in support of CT Historic Preservation Office Hurricane Sandy Disaster Relief Assistance Grant (SHPO).** The applicant is seeking a SHPO grant to raise the structures fifteen (15) feet as per coastal zone area regulations and other improvements. As a condition of the grant, a preservation restriction needs to be imposed for twenty (20) years.

Subdivision:

1. **166 Hubbard Avenue**, the applicant is requesting amending condition number four "Driveway easement as shown on map dated 3/10/05 serving lots 1 and 2 shall be delineated on the final map and vehicular ingress and egress to be restricted to said easement." Section 3.8 of the Subdivision Regulations outlines the requirements for reconsideration of approval, which require three quarters majority of the Board to approve.

Zoning Board Referral:

1. **213-33 Map Change from R-20 (20,000 minimum lot size) to RA-1 (One acre minimum lot size) for seven properties on Saddle Rock Road along the Long Island Sound.**

Zoning Board Appeals Referrals:

1. **ZBA Appl. 073-13 103 Westover Avenue**, a variance due to the determination that the municipal boundary, which overlaps with the Town of Greenwich leaves their west side yard at zero (0) feet.
2. **ZBA Appl. 078-13 11 Sherman Street**, a variance to the side yard setback requirements allow the applicant an existing two-family dwelling to expand without exceeding the 30 feet height limit.
3. **ZBA Appl. 080-13 20 Ocean Drive, North**, a variance to side yard setback requirements of six feet in lieu of ten feet required to "square off" the back portion of the house, as well as asking for relief of the side yard setback of 6.7 feet for a total of 8.9 feet in order to mount their A/C units on the roof.

4. **ZBA Appl. 081-13 143 Mulberry Street**, a variance to lower the parking requirements from four spaces to three spaces in order to apply for a Special Exception to expand a child daycare center.
5. **ZBA Appl. 071-13 264 Mill Road (Revisited)**, a variance to provide relief from side yard setback requirements of 10.5 feet instead of the required 15.0 feet
6. **ZBA Appl. 079-13 40 Woodbine Way (Revisited)**, a variance of Section 6A Accessory Buildings to allow an accessory structures (AC unit and generator) to be allowed in the front yard.

Planning Board Meeting Minutes: Meeting of 10/29/13 and 11/12/12

New Business

Old Business

Joint Public Meeting* *(To Start immediately after the Planning Board Business Meeting)*

Capital Budget Presentations FY 2014/15-2021:

1. **Ferguson Library**
2. **Board of Education**

* In accordance with sections C8-20-2 and C8-20-5 of the Stamford City Charter, the Planning Board in conjunction with the Board of Finance and duly delegated member(s) of the Board of Representatives will hold a joint meeting for the purpose of the presentation and consideration of proposed capital projects.